

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the revision of the Agua Dulce Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.44.113 is hereby repealed in its entirety.

**SECTION 2.** Section 22.44.113 is hereby added to read as follows:

**22.44.113 Agua Dulce Community Standards District.**

A. Intent and Purpose. The Agua Dulce Community Standards District (“CSD”) is established to:

1. Maintain a dispersed, low density development pattern to preserve the secluded rural nature of the community;
2. Protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community;
3. Protect sensitive features, including the Vasquez Rocks Natural Area, the Santa Clara River, the Angeles National Forest, floodplains, hillsides, ridgelines, rock outcroppings, and Significant Ecological Areas identified in the Santa Clarita Valley Area Plan;
4. Maintain and enhance the pedestrian and equestrian trail system, including the Pacific Crest National Scenic Trail corridor; and
5. Minimize the placement of urban infrastructure that would alter the character of the community, such as sewer and water systems, paved local streets, street lights, concrete sidewalks, and concrete flood control systems.

B. District Boundary. The boundaries of this CSD are shown on the map following this section.

C. Applicability.

1. This CSD shall not apply to completed applications submitted to the department of regional planning prior to the effective date of the ordinance creating this CSD.

2. This CSD shall apply to applications submitted to the department of regional planning on or after the effective date of the ordinance creating this CSD, except applications for additions to existing structures, provided that such additions:

a. Do not change the use of the structure from commercial to residential or from residential to commercial;

b. Do not cumulatively increase the existing floor area of the structure by more than 25 percent;

c. Do not cumulatively increase the existing occupancy load of the structure by more than 25 percent; and

d. Do not increase the number of required parking spaces by more than 25 percent.

3. Repair and Reconstruction.

a. This CSD shall not apply to applications for the repair or reconstruction of a damaged or destroyed structure that was legally established prior to the effective date of the ordinance creating this CSD, provided that such repair or reconstruction meets the limitations of subsection C.2.

b. Applications for the repair or reconstruction of a damaged or destroyed structure that was legally established prior to the effective date of the ordinance creating this CSD shall also be exempt from the provisions of Section

22.56.1510.G, provided that such repair or reconstruction meets the limitations of subsection C.2.

c. A destroyed residential structure may be reconstructed within the same footprint on a lot or parcel of land. A destroyed residential structure may also be reconstructed in a different location on the same lot or parcel of land, provided that the yard requirements of Section 22.20.120 (Zone R-1) are met.

D. Community-wide Development Standards.

1. Highway and Local Street Standards.

a. Highway Standards.

i. Routes on the Highway Plan shall use alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic are such that the department of public works determines that curbs, gutters, and sidewalks as necessary for safety or to provide pedestrian access compliant with the Americans with Disabilities Act.

ii. Encroachments into the public right-of-way are prohibited unless an encroachment permit is granted by the department of public works. When granting an encroachment permit, the department of public works will:

(a). Consider the potential impact that the encroachment will have on safe use of the public right-of-way for temporary vehicle parking and pedestrian and equestrian movement; and

(b). To the maximum extent feasible, keep the public right-of-way clear of obstructions which block safe pedestrian and equestrian movement, such as improved landscaping, trees, and structures.

iii. Driveways are permitted within the public right-of-way, provided that they are constructed with a non-slip surface, such as rough-broomed concrete.

b. Local Street Standards. The following standards shall apply to local streets that are maintained by the department of public works:

i. Local streets shall use the inverted shoulder cross-section with a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by the department of public works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by the department of public works. This limit excludes the width of any inverted shoulder or concrete flowline.

ii. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by the department of public works after consultation with the department of regional planning.

iii. The standards contained in subsections D.1.a.ii and D.1.a.iii, above, shall apply.

2. Street Lighting. Street lights shall be in conformance with Part 9 of Chapter 22.44 and shall be compatible in style and material with the poles on which they are mounted.

3. Outdoor Lighting. Outdoor lighting shall be in conformance with Part 9 of Chapter 22.44.

4. Utilities. (Reserved)

5. Signs. The requirements of Part 10 of Chapter 22.52 shall apply except where modified herein:

a. General Requirements.

i. Faces. Signs shall not display more than two faces.

ii. Height. Sign heights shall be measured from the average finished grade at the base of the sign.

iii. Non-Commercial Speech. Signs may display non-commercial messages.

iv. Lighting. Sign lighting shall be in conformance with Part 9 of Chapter 22.44. Internal sign illumination, such as “can” lights or individually illuminated lettered signage, is prohibited. Sign lighting shall not pulse, rotate, blink, flash or simulate motion.

b. Permitted Signs. Only the following types of signs shall be permitted in this CSD:

i. Wall Business Signs.

(a). Signs shall not extend above the highest point of the building wall. For the purposes of this subsection, sloping roofs shall not be considered an extension of the building wall. Roof-mounted signs are prohibited.

(b). The maximum sign area for ground floor business establishments shall be one square foot for each linear foot of building frontage or 60 square feet per establishment, whichever is less.

(c). The maximum sign area for business establishments above the ground floor shall be 10 square feet per establishment.

ii. Freestanding Business Signs.

(a). Freestanding business signs shall be monument signs. For the purposes of this subsection, a “monument sign” shall be defined as a sign placed on a solid base that extends at least 75 percent of the width of the sign. Pole-mounted signs are prohibited.

(b). A maximum of one sign is permitted on a lot or parcel of land.

(c). The maximum sign area shall be 20 square feet per sign face and the maximum sign height shall be four feet.

iii. Residential Entrance signs. For the purposes of this subsection, a “residential entrance sign” shall be defined as a freestanding or wall-mounted sign marking the entrance to a residential use.

(a). A maximum of one sign per entrance is permitted on a lot or parcel of land in a residential or agricultural zone.

(b). The maximum sign area shall be 20 square feet per sign face and the maximum sign height shall be 20 feet.

(c). If the sign is placed over a driveway, an additional unobstructed driveway must be provided, as required by Section 503.2.1 of the Fire Code.

iv. Directional and/or Informational Signs. The maximum sign area shall be 32 square feet per sign face and the maximum sign height shall be 15 feet.

v. Community Identification Signs. The maximum sign area shall be 24 square feet per sign face and the maximum sign height shall be 15 feet.

vi. Civic Organization Signs. The maximum sign area shall be six square feet per sign face and the maximum sign height shall be eight feet.

vii. Bulletin or Special-event Signs, including signs advertising upcoming community events. The maximum sign area shall be 24 square feet per sign face and the maximum sign height shall be 15 feet.

viii. Temporary Signs.

(a). General Requirements.

(i). A maximum of one sign is permitted per street or highway frontage. Signs shall not be affixed to trees, shrubs, or other types of vegetation.

(ii). Freestanding signs shall be placed at least 10 feet from any property line. Structures installed to support freestanding signs shall be removed when the signs are.

(iii). Signs shall display the date of posting and the name and phone number of the sign owner.

(b). Temporary Non-Commercial Signs.

(i). The maximum sign area shall be 16 square feet per sign face and the maximum sign height shall be 8 feet.

(ii). Signs may be posted for 120 cumulative days within any 12 month period. Signs concerning political issues, such as election candidates or ballot measures, shall be removed within 14 days after balloting.

(c). Temporary Real Estate Signs.

(i). In residential and agricultural zones, the maximum sign area shall be six square feet per sign face and the maximum sign height shall be six feet. In all other zones, the maximum sign area shall be 48 square feet per sign face and the maximum sign height shall be 12 feet.

(ii). Signs shall be removed within 14 days after the property has been rented, leased or sold.

(d). Temporary Construction Signs.

(i). The maximum sign area shall be six square feet per sign face and the maximum sign height shall be six feet.

(ii). Signs shall be removed within 14 days after the completion of construction, alteration, or removal of the structure.

(e). Temporary Subdivision Sales, Entry, and Special-Feature Signs.

(i). Temporary Subdivision Sales Signs. The maximum sign area shall be 12 square feet per sign face and the maximum sign height shall be eight feet. Signs shall be removed within one year after the completion of the last unit of the last phase of the subdivision.

(ii). Temporary Subdivision Entry and Special-Feature Signs. Signs shall be monument signs, as defined in subsection



D.5.b.ii.(a). The maximum sign area shall be 20 square feet per sign face and the maximum sign height shall be six feet. Signs shall be removed within one year after the completion of the last unit of the last phase of the subdivision.

6. Vegetation Conservation. (Reserved)

7. Trails.

a. Trail Provision.

i. All land division projects creating more than four lots or parcels of land shall contain public dedicated trail easements in accordance with the adopted Trails Plan of the Santa Clarita Valley Area Plan. The conditions of approval for these projects shall require that trail construction be completed by the applicant, in accordance with the guidelines provided in subsection 7.b, and approved by the Department of Parks and Recreation. The Department of Parks and Recreation may also require connector or feeder trail easements, and construction of connector or feeder trails, to allow for continuity and connectivity to trails within the adopted Trails Plan area.

ii. Public dedicated trail easements for the Pacific Crest Trail shall accommodate a public dedicated trail for hiking and equestrian uses only. Other public dedicated trail easements shall accommodate a public dedicated multi-use trail for hiking, mountain bicycling, and equestrian uses.

iii. Public dedicated trail easements shall not be located contiguous to local streets or Highways, unless the Department of Parks and Recreation determines that no other location is suitable. If a public dedicated trail easement is

located contiguous to a local street or Highway, such easement shall be outside the local street or Highway's public right-of-way.

iv. Public dedicated trail easements shall be designed to connect to an existing or planned trail alignment(s), pursuant to the adopted Trails Plan of the Santa Clarita Valley Area Plan.

v. Public dedicated trail easements shall be designed to provide connectivity to recreational uses, such as open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas.

vi. If any land division project proposes modification to an existing trail easement, the applicant shall obtain Department of Parks and Recreation approval of such modification prior to the public hearing.

vii. Any land division project creating more than four lots or parcels of land that is 20 net acres or greater in total size, and is near existing or planned regional trails or is adjacent to properties with feeder trails, shall provide a public dedicated trail easement or easements to accommodate hiking, mountain biking, and equestrian uses for trail continuity and connectivity.

b. Trail Construction. The following guidelines are required for all trail construction, unless modified by the Department of Parks and Recreation on the basis of unique site conditions, including but not limited to steep topography, existing structures, existing trees or other vegetation, or existing utility infrastructure:

i. The minimum trail easement width shall be 10 feet;

- ii. The minimum trail tread width shall be a variable width of six to eight feet;
  - iii. The maximum trail cross-slope gradient shall be 3%;
  - iv. The maximum trail running slope gradient shall be 10%, though for short distances up to 300 feet in length, a maximum trail running slope gradient of 15% may be permitted by the Department of Parks and Recreation on a case by case basis;
  - v. Trail surfacing shall consist of either native soil, native stabilized soil, or decomposed granite;
  - vi. Driveways are permitted within the trail easement, provided that they are constructed with a non-slip surface such as textured concrete (bush-hammer finish) or textured permeable paving, and are free of any obstructions which would affect clear access for trail users;
  - vii. Any variance from the trail construction guidelines shall require review and approval by the Department of Parks and Recreation; and
  - viii. All applications for land division shall include all information necessary to determine compliance with the trail dedication and construction standards of this CSD and such information shall be shown on tentative parcel or tract maps and final parcel or tract maps prior to recordation.
- c. Trail Maintenance.
- i. Public dedicated trail easements shall remain unobstructed and clear of vegetation and structures, including but not limited to buildings, utility boxes, gates, and non-trail fences or retaining walls.

ii. All trail easements that are not granted to the County and maintained by the Department of Parks and Recreation shall be granted to a Homeowner's Association or a Special District and maintained by such Homeowner's Association or such Special District. If a Special District is used, such district shall be an entity established pursuant to the Landscaping and Lighting Act of 1972, Section 22500, et. seq., of the California Streets and Highways Code ("Landscaping and Lighting District"), or it shall be some other entity capable of assessing and collecting trail maintenance fees.

d. Notification. Applicants shall notify the Agua Dulce Town Council, and any other recognized local trail advisory entities, to solicit input regarding trail location.

8. Density-controlled Development. Density-controlled development shall be permitted in this CSD, including hillside management areas and significant ecological areas, only if:

a. Each lot or parcel of land contains a minimum net area of two acres;

b. Each lot or parcel of land meets the yard requirements of this CSD; and

c. Each lot or parcel of land has a minimum width of 165 feet and a minimum depth of 165 feet.

9. Hillside Management. Applications for a land division creating more than four lots or parcels of land in a hillside management area shall include a written analysis demonstrating compliance with the following design guideline, as it

applies to the project: Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.

10. Significant Ridgeline Protection. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are highly visible ridgelines that dominate the landscape. The locations of the significant ridgelines within this CSD are shown on the map following this section and the criteria used for their designation are provided in the Appendix following this section.

a. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, roof-mounted solar panels, and wind energy conversion systems.

b. Any modification to subsection D.10.a shall require a conditional use permit, as provided in Part 1 of Chapter 22.56. In approving such conditional use permit, the hearing officer or regional planning commission shall make the following findings in addition to those required by Section 22.56.090:

i. Alternative sites within the project site have been considered and rejected due to the presence of documented hazards of the potential for greater damage to biota, as determined by a biologist; and

ii. The overall development is designed to comply with the design guideline provided in subsection D.9, as it applies to the project.

E. Zone-specific Development Standards.

1. Residential and Agricultural Zones.

a. Lot Design.

i. Each lot or parcel of land created by a land division shall contain a minimum net area of two acres; and

ii. Each lot or parcel of land created by a land division shall have a minimum width of 165 feet and a minimum depth of 165 feet.

b. Required Yards.

i. If a lot or parcel of land is smaller than one net acre in size, the requirements of Section 22.20.120 (Zone R-1) shall apply.

ii. If a lot or parcel of land is one net acre or greater in size, but smaller than two net acres in size:

(a). The minimum front yard is 25 feet;

(b). The minimum rear yard is 15 feet; and

(c). The minimum side yard is 10 feet.

iii. If a lot or parcel of land is two net acres or greater in size:

(a). The minimum front yard is 50 feet;

(b). The minimum rear yard is 25 feet; and

(c). The minimum side yard is 25 feet.

iv. Accessory structures shall not be permitted in any required yard; and

v. Required yards shall be measured from the property boundary unless such boundary is located within a private street or right-of-way, in which case required yards shall be measured from the edge of the private street or right-of-way closest to the interior of the lot or parcel of land.

c. Home-based Occupations. The requirements of Section 22.20.020 (Residential Zones) or 22.24.030 (Agricultural Zones) shall apply except where modified herein:

i. The following uses are permitted:

-- Animal training, provided that the animal is a domestic animal, as defined by Section 22.08.040.

-- Recording/motion picture/video production studio.

ii. A home-based occupation may be housed in a permitted accessory structure;

iii. A maximum of two full-time equivalent persons, other than resident occupants, may be employed or volunteer their services on site;

iv. A minimum of one uncovered vehicle parking space shall be provided for all business related traffic, and one additional uncovered parking space shall be required for each full-time equivalent employee or volunteer; and

v. Business hours are limited between 8:00 a.m. and 6:00 p.m.

d. Dogs.

i. On a lot or parcel of land less than one net acre in size, the requirements of Sections 22.20.050 (Residential Zones) or 22.24.050 (Agricultural Zones) shall apply; and

ii. A maximum of five dogs shall be allowed on a lot or parcel of land one net acre or greater in size.

e. Cargo Shipping Containers. For the purposes of this subsection, a “cargo shipping container” shall be defined as a reusable transport and storage container designed to be carried on semi-trailer trucks, container ships, and freight trains. Cargo shipping containers shall be permitted on a lot or parcel of land in accordance with the following standards:

i. One cargo shipping container shall be permitted on a lot or parcel of land that is one net acre or greater in size. Two cargo containers shall be permitted on a lot or parcel of land that is five net acres or greater in size.

ii. A minor conditional use permit, as provided in Section 22.56.085, shall be required for any additional cargo container shipping containers or for cargo containers on lots less than one net acre in size.

iii. Cargo shipping containers shall not be placed in any required yard or in any area where the parking of vehicles is prohibited by Sections 22.20.025.A (Residential Zones) or 22.24.035.A (Agricultural Zones);

iv. Cargo shipping containers shall be placed at least six feet from any structure or other cargo shipping container;

v. Cargo shipping containers shall not be stacked upon each other;

vi. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length; and

vii. Cargo shipping containers shall be painted one uniform color and the sides of containers shall not display images or lettering, except for



signs providing safety information related to the contents stored within, if required by the County Code or other applicable regulations.

2. Commercial and Manufacturing Zones. Compliance with the following requirements shall be substantiated by a written statement from an engineer or architect made under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure:

a. Structure Design.

i. Structures, structure additions, and structure renovations shall incorporate Old Western, Southwestern, Spanish Mission, Victorian, or Native American architecture;

ii. Structure facades, materials, rooflines, and exterior finishes shall conform to the chosen architectural style; and

iii. Structure entrances shall be recessed by at least one foot.

b. Utilities and Equipment. Accessory utilities and equipment visible from a public or private street, including but not limited to trash receptacles, pumps, water pipes, propane tanks, natural gas pipes, circuit breakers, and transformers and other electrical equipment, shall be screened from view by landscaping or walls and fences.

c. Pedestrian and Equestrian Accommodation. An access route of at least 10 feet in width shall be provided to each trail or public right-of-way adjoining a lot or parcel of land, and at least one equestrian hitching post shall be provided.

F. Area-Specific Development Standards. (Reserved)

G. Modification of Development Standards.

1. Modification Authorized. Modification of the development standards specified in subsection E.1.b (Required Yards) shall be subject to the procedures specified in this section. Modification of the other development standards in this CSD shall be subject to a conditional use permit, as provided in Part 1 of Chapter 22.56. The applicant for any such conditional use permit shall notify the Agua Dulce Town Council in order to solicit input regarding the application.

2. Application. The procedure for filing a request for modification shall be the same as that for a director's review, as set forth in Part 12 of Chapter 22.56, except that the applicant shall also submit:

a. A filing fee, as set forth in Section 22.60.100, equal to that required for Modification of Development Standards in Community Standards Districts; and

b. If requested by the director, applicants may also be required to submit a list, certified by affidavit or statement made under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property and as owners of property within 1,000 feet from the exterior boundaries of the subject property, and two sets of gummed mailing labels with the property owners' names and addresses and one photocopy of the labels.

3. Notice.

a. At least 30 days prior to the date a decision is made, the director shall send notice of the pending application by first-class mail to all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property, and as owning property within 1,000 feet from the exterior boundaries of the subject property.

b. The notice shall describe the development proposal and the request for modification. The notice shall also indicate that individuals may submit written protest to the director within 14 calendar days following the date on the notice and that such written protest shall be based on issues of significance directly related to the application and shall provide evidence that the request for modification does not meet one or more of the findings identified in subsection G.4.a.

4. Findings.

a. The director shall approve or deny the application pursuant to the principles and standards of Section 22.56.1690 and the following findings:

i. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD; and

ii. That granting the request for modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD, as provided in subsection A.

b. The director shall consider each written protest when making a decision on the application. If the director determines that written protests are based on issues of significance directly related to the application and provide evidence that the

request for modification does not meet one or more of the findings, the director may request alterations to the development proposal and/or conditions of approval before making a decision on the application.

c. The director may refer an application to the regional planning commission for consideration in a public hearing. All procedures relative to the public hearing shall be subject to Part 4 of Chapter 22.60. The regional planning commission shall approve, conditionally approve, or deny the application pursuant to the findings in subsection G.4.a. The decision of the regional planning commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

5. Decision.

a. Notice.

i. If the director approves or denies the application, or refers the application to the regional planning commission, the director shall send notice of the decision by first class mail to the applicant and anyone who submitted a written protest.

ii. If the director approves or denies the application, the notice shall indicate that an appeal may be filed with the regional planning commission within 14 calendar days following the date on the notice.

b. Appeal.

i. An appeal shall require an additional fee for a public hearing, as set forth in Section 22.60.100 under Modification of Development Standards

in Community Standards Districts. All procedures relative to the public hearing shall be subject to Part 4 of Chapter 22.60.

ii. The regional planning commission shall approve, conditionally approve, or deny the appeal pursuant to the findings in subsection G.4.a. The decision of the regional planning commission shall become final and effective on the date of the decision and shall not be subject to further administrative appeal.

**SECTION 3.** Section 22.56.085 is hereby amended to read as follows:

**22.56.085 Grant or denial of minor conditional use permit by director.**

A. Any person filing an application for a conditional use permit may request the Director to consider the application in accordance with this section for the following uses:

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-- Cargo shipping containers in the Agua Dulce Community Standards District, as provided in Section 22.44.113.E.1.e.

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## APPENDIX FOR SECTION 22.44.113

### CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines within the Agua Dulce Community Standards District is based on the following criteria:

- Topographic complexity: Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road.
- Near/far contrast: Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley from a public road or viewpoint located at a higher altitude, such as along the valley rim or a pass. Often, layers of ridges are visible into the distance. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.
- Cultural landmarks: Ridges from views of well-known locations, structures, or other places which are considered points of interest in Agua Dulce.
- Existing community boundaries and gateways: Ridges and surrounding terrain that provide the first view of predominately natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Agua Dulce.